

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA
AND RECORD OF ACTION**

May 13, 2003

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FROM: **EMIL A. MARZULLO**, Director
 Special Districts Department

**SUBJECT: LEASE AGREEMENT BETWEEN ANTELOPE VALLEY BANK AND COUNTY
 SERVICE AREA 56 (WRIGHTWOOD)**

RECOMMENDATION: Acting as the governing body of County Service Area 56 (Wrightwood), approve Agreement No. 03-____, with Antelope Valley Bank (California Bank and Trust) for the use of the Community Center parking lot, located at 1275 Hwy 2, Wrightwood, effective upon Board approval for a six year period.

BACKGROUND INFORMATION: County Service Area 56, a park and recreation district, maintains a community center, which is located in Wrightwood. The Antelope Valley Bank, which is adjacent to the community center, has expressed an interest in using sixteen of the parking spaces available at the center for the non-exclusive use of the Bank during normal banking hours, Monday through Saturday. This agreement supercedes the one initiated on February 26, 1979, with what was formally the San Bernardino County Road Department. The previous agreement expired in 1999.

The existing bank has merged with other companies on numerous occasions in the past and is now presently owned by Antelope Valley Bank (California Bank and Trust). The bank has expressed an interest in establishing an agreement for use of sixteen parking spaces.

The District will receive maintenance service of the parking lot from Antelope Valley Bank, which includes asphalt patching or overlay, gardening, cleaning, and the removal of snow from all areas of the community center parking lot. This agreement is mutually beneficial and does not interfere with community center activities. This agreement is mutually beneficial and does not interfere with community center activities.

REVIEW BY OTHERS: This action has been reviewed by County Counsel (L. Thomas Krahelski) on, February 26, 2003, and by the County Administrative Office (Wayne Thies, Administrative Analyst) on April 17, 2003.

FINANCIAL IMPACT: In consideration for the use of the parking lot, Antelope Valley Bank will provide maintenance and snow removal service for the entire community center parking lot during the six-year agreement term.

COST REDUCTION REVIEW: The County Administrative Office has reviewed this agenda item and concurs with the Department's proposal and recommends this action based on the following information. Repaving the parking lot would cost a total of \$92,820, which would be an annual cost of \$15,470 over a six year period. The landscaping would cost an average of \$2,496 a year, and the parking lot is snow plowed by the Bank on an average of six times a year at a cost of \$200 per plowing, which is a total of \$1,200 a year. This lease Agreement will provide maintenance of the parking lot for CSA 56 and will result in a savings of \$19,166 per year.

SUPERVISORIAL DISTRICT(S): First

PRESENTER: Emil A. Marzullo 387-5950

Record of Action of the Board of Supervisors

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